



VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY:

☒ Zoning Variance

☐ Sign Variance

☐ Stream Buffer Variance

☐ Waiver

Chamblee Dunwoody Crossing

Name of Project

3127 Chamblee Dunwoody Road, Chamblee, GA

Property Address

3 shell commercial buildings on a 1.5 acre site

Brief Description of Project

C-C

Zoning District

2

1.46 ac

3

18,000 sq ft

Total # of Properties Involved

Total Project Acreage

Total Number of Buildings

Total sq. ft. of buildings

OWNER:

Suping Feng - Yellow River Holdings, LLC

Name and Company

3275 Chamblee Dunwoody Road, Chamblee, GA 30341

Mailing Address

City, State

Zip Code

678-665-0069

suping.cs@gmail.com

Phone #

E-mail

APPLICANT: ☐ Check here if Applicant is also the Property Owner

Nathan Dockery - Dockery Group

Name and Company

90F Glenda Trace, Ste 238, Newnan, GA 30265

Mailing Address

City, State

Zip Code

770-789-7456

nathan@dockerygroup.com

Phone #

E-mail

Applicant Signature

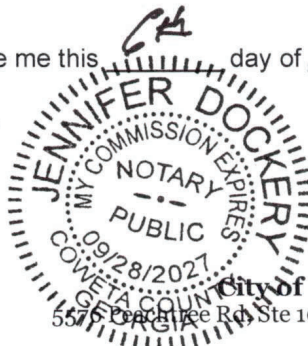
Date

☒ I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 16 day of January, 20 25

Notary Public:



VARIANCE APPLICATION - LETTER OF INTENT

CHAMBLE DUNWOODY CROSSING

3127 CHAMBLEE DUNWOODY RD

March 27, 2025

This project has been previously heard and approved for the following waiver requests:

1. Waiver from Sec. 350-2(c) to not provide inter-parcel access to the commercial lot to the west
2. Waiver from Sec. 350-2(c) to not provide inter-parcel access to the commercial lot to the north

The City included the following conditions in the prior approval:

1. The development shall be constructed in substantial conformity with Exhibit A, the Rezoning and DCI Application and plans received December 1, 2021, and with Exhibit B, architectural elevations titled "12-21-2021 Chamblee Crossing ELEVATIONS", with changes necessary to meet UDO regulations for building architecture and with revisions required by conditions of approval, as reviewed and approved by the Planning & Development Director.
2. If grease traps are not proposed to be installed for all buildings at the time of initial permitting, then the applicant shall be required to install grease trap connections within all buildings, vents shall be required for any multi-level buildings, and the applicant shall identify on the site plan the location for future grease traps.

Review and approval criteria.

1. *There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; -The Size and shape of this lot makes the interconnectivity not feasible while allowing for other City's development requirements for open space, loading area and landscape strips/islands*
2. *The application of this UDO to the particular piece of property would create an unnecessary hardship; It will limit the development and its support amenities including parking, walkways and dumpsters*
3. *Such conditions are peculiar to the particular piece of property involved; This lot has a very challenging design as building location is limited to the current locations as all surrounding parcels are built and developed.*
4. *Such conditions are not the result of any actions of the property owner; No*
5. *Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance. The developer will enhance the property with the current design and plan and create a high quality development in this corridor. The proposed development is an improvement when compared to the existing conditions.*

Our current request is to additionally approve revised elevations for the building elevations on this project. The overall current Street View of the proposed elevations are substantially similar to the

original Concept Drawings that were presented at the rezoning of the property. Our current design has been completed to meet the Zoning Requirements for approved material percentages and meet minimum fenestration percentage requirements.

The biggest change from the Concept Drawings to the Permit Drawings is the elimination of the proposed Roof Top Bar at Building #2. This decision was made during the Site Design and Permitting (LDP) Phase of the project. Based on the parking requirements we were not able to proceed with the additional Bar/Restaurant Space as we would not be able to provide the minimum required parking to support the space based on the full build-out of the site. This change does not impact the project or the surrounding properties in a negative way and is still consistent with the purpose of the rezoning and the use of the property.

We have attached our Current Site Plan and updated Street Elevation Drawings along with the two Exhibits from the Rezoning for your use. We have made some changes to our Building Elevations and re-formatted the Drawing so that it is showing the overall Street View of the three buildings together similar to Exhibit B. This will allow for an easier comparison of the Conceptual Drawings and the Permit Drawings to show substantial conformity between the designs. The type of development proposed is compatible with both the commercial development on Chamblee Dunwoody Rd and the neighboring communities in scale, density, Architecture, and use.

We really appreciate your help with this approval, as Ms. Feng is ready to get the construction started as soon as possible to improve the current site conditions and build a beautiful project to create more value in this area of Chamblee.